

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MAY 9, 2013

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 9th day of May 2013. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chairman Chris Lewis called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Curtis McCarty
Jim Gasaway
Roberta Pailes
Andy Sherrer
Cindy Gordon
Dave Boeck
Sandy Bahan
Tom Knotts
Chris Lewis

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator

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Item No.11, being:

ORDINANCE NO. O-1213-40 – SHARI VAUGHN REQUESTS CLOSURE OF A PORTION OF THE RIGHT-OF-WAY IN BLOCK 4 OF FRANKLIN ADDITION, GENERALLY LOCATED AT THE EAST END OF FRANKLIN COURT.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chairman Lewis announced that the applicant has requested this item be postponed until the June 13, 2013 meeting.

Andy Sherrer moved to postpone Ordinance No. O-1213-46 to the June 13, 2013 Planning Commission meeting. Roberta Pailes seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Curtis McCarty, Jim Gasaway, Roberta Pailes, Andy Sherrer,
Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts,
Chris Lewis

NAYES

None

Ms. Tromble announced that the motion, to postpone Ordinance No. O-1213-46 to the June 13, 2013 Planning Commission meeting passed by a vote of 9-0.

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Item No. 2, being:

CONSENT DOCKET

Chairman Lewis read the titles of Consent Docket items, consisting of the following:

Item No. 3, being:

APPROVAL OF THE APRIL 11, 2013 REGULAR SESSION MINUTES

Item No. 4, being:

FP-1213-37 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY CIES PROPERTIES, INC. (CLOUR PLANNING AND ENGINEERING SERVICES) FOR BROOKHAVEN PLACE, A PLANNED UNIT DEVELOPMENT GENERALLY LOCATED ¼ MILE WEST OF 36TH AVENUE N.W. AND ¼ MILE SOUTH OF WEST ROCK CREEK ROAD.

Item No. 5, being:

FP-1213-38 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY CIES PROPERTIES, INC. (CLOUR PLANNING AND ENGINEERING SERVICES) FOR SUMMIT VALLEY ADDITION, SECTION 2 FOR PROPERTY GENERALLY LOCATED NORTH OF STATE HIGHWAY NO. 9 AND WEST OF 36TH AVENUE S.E. (A CLOSED SECTION).

Item No. 6, being:

FP-1213-39 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY TERRA VERDE DEVELOPMENT, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR LITTLE RIVER TRAILS ADDITION SECTION 1, A PLANNED UNIT DEVELOPMENT GENERALLY LOCATED ON THE WEST SIDE OF PORTER AVENUE APPROXIMATELY 1,000 FEET NORTH OF TECUMSEH ROAD.

Item No. 7, being:

FP-1213-40 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY TERRA VERDE DEVELOPMENT, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR GREENLEAF TRAILS ADDITION SECTION 6, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE N.W. APPROXIMATELY ¼ MILE SOUTH OF TECUMSEH ROAD.

Item No. 8, being:

SFP-1213-3 – CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY JAKE NOLES (CRAFTON TULL) FOR LOT 9A, THE TRAILS ADDITION SECTION 3 LOCATED AT 2018 MORNING DEW TRAIL (WEST OF MCGEE DRIVE/IMHOFF ROAD AND WEST OF STATE HIGHWAY NO. 9).

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Chairman Lewis asked for discussion by the Planning Commission.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to place approval of Item Nos. 3 through 8 on the Consent Docket and approve by one unanimous vote. Sandy Bahan seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Curtis McCarty, Jim Gasaway, Roberta Pailles, Andy Sherrer,
Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts,
Chris Lewis

NAYES

None

Ms. Tromble announced that the motion, to place approval of Item Nos. 3 through 8 on the Consent Docket and approve by one unanimous vote, passed by a vote of 9-0.

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Item No. 3, being:

APPROVAL OF THE APRIL 11, 2013 REGULAR SESSION MINUTES

This item was approved as submitted on the Consent Docket by a vote of 9-0.

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Item No. 4, being:

FP-1213-37 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY CIES PROPERTIES, INC. (CLOUR PLANNING AND ENGINEERING SERVICES) FOR BROOKHAVEN PLACE, A PLANNED UNIT DEVELOPMENT GENERALLY LOCATED ¼ MILE WEST OF 36TH AVENUE N.W. AND ¼ MILE SOUTH OF WEST ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Final Plat
3. Staff Report
4. Site Development Plan
5. Preliminary Plat

FP-1213-37, the Site Development Plan and Final Plat for BROOKHAVEN PLACE, A Planned Unit Development, was approved on the Consent Docket by a vote of 9-0.

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Item No. 5, being:

FP-1213-38 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY CIES PROPERTIES, INC. (CLOUR PLANNING AND ENGINEERING SERVICES) FOR SUMMIT VALLEY ADDITION, SECTION 2 FOR PROPERTY GENERALLY LOCATED NORTH OF STATE HIGHWAY NO. 9 AND WEST OF 36TH AVENUE S.E. (A CLOSED SECTION).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Final Plat
3. Staff Report
4. Preliminary Plat

FP-1213-38, the Final Plat for SUMMIT VALLEY ADDITION, SECTION 2 was approved on the Consent Docket by a vote of 9-0.

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Item No. 6, being:

FP-1213-39 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY TERRA VERDE DEVELOPMENT, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR LITTLE RIVER TRAILS ADDITION SECTION 1, A PLANNED UNIT DEVELOPMENT GENERALLY LOCATED ON THE WEST SIDE OF PORTER AVENUE APPROXIMATELY 1,000 FEET NORTH OF TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Final Plat
3. Staff Report
4. Deferral Memo
5. Preliminary Plat

FP-1213-39, the Final Site Plan and Final Plat for LITTLE RIVER TRAILS ADDITION SECTION 1, A Planned Unit Development, with deferral of paving, drainage and sidewalk improvements in connection with Porter Avenue, was approved on the Consent Docket by a vote of 9-0.

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Item No. 7, being:

FP-1213-40 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY TERRA VERDE DEVELOPMENT, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR GREENLEAF TRAILS ADDITION SECTION 6, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE N.W. APPROXIMATELY ¼ MILE SOUTH OF TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Final Plat
3. Staff Report
4. Deferral Memo
5. Preliminary Plat

FP-1213-40, the Final Site Development Plan/Final Plat for GREENLEAF TRAILS ADDITION SECTION 6, A Planned Unit Development was approved on the Consent Docket by a vote of 9-0.

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Item No. 8, being:

SFP-1213-3 – CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY JAKE NOLES (CRAFTON TULL) FOR LOT 9A, THE TRAILS ADDITION SECTION 3 LOCATED AT 2018 MORNING DEW TRAIL (WEST OF MCGEE DRIVE/IMHOFF ROAD AND WEST OF STATE HIGHWAY NO. 9).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Short Form Plat
3. Staff Report

SFP-1213-3, the Short Form Plat for Lot 9A, THE TRAILS ADDITION SECTION 3 was approved on the Consent Docket by a vote of 9-0.

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Item No. 9, being:

ORDINANCE NO. O-1213-44 – 2601 VENTURE, L.L.C. REQUESTS REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO I-2, HEAVY INDUSTRIAL DISTRICT, FOR PROPERTY LOCATED AT 2601 VENTURE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Sec. 427.1 – I-2, Heavy Industrial District excerpt from Zoning Ordinance
4. Summary of Purpose for Rezoning
5. Aerial Photo
6. Photo of Building

PRESENTATION BY STAFF:

1. Jane Hudson – The application is requesting rezoning from I-1, Light Industrial, to I-2, Heavy Industrial District. The current zoning is I-1 in the general vicinity. There is some C-2 north of that area and there is a PUD to the west. Current land use exists of the industrial uses around that area, office designation to the west, some commercial to the north as well as an office construction in progress right now, with a church on the east side of the highway. Under I-1 zoning, the facility is not allowed to have specific uses, such as recreational. They had an opportunity for a tenant to come in, which was not allowed under the current zoning. They are requesting I-2 zoning, which will allow them to have the recreational use and some other uses in the facility. They plan to add some additional parking should they lease to a tenant that would require additional parking spaces. Staff is in support of this request. The applicant is present if there are questions for him.

PRESENTATION BY THE APPLICANT:

1. Aaron Parks, the applicant – I will answer any questions that you have. Our purpose in requesting the rezoning to I-2 is certainly not to bring in heavy industry to that area; it is simply to expand. The building has a lot of what I would call utility value because of the location on North Flood, because it has good visibility out toward Flood. What we're finding is a lot of potential tenants in that space want the visibility and the accessibility. They need space. The inside of the building consists essentially of shell bays that are 50' wide by 120' deep, with 20' free-span ceilings; there's no posts, there's no walls. What we're finding is that people who would typically fall into the commercial classification, but they need an open space and they're having a hard time finding a building in Norman that would suit their needs. That's what we're trying to accomplish.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. McCarty – We've had a lot of discussion about Industrial uses. This is going from I-1 to I-2. Does staff feel that is an appropriate change?

Ms. Connors – We're maintaining the industrial nature of the property. We have a couple of zoning districts in our zoning ordinance that are restricted to only a certain list of uses, and I-1 is one of those. Even though some of the uses that have come in would be, in other cities, allowed in I-1, here in Norman we have this restricted list so it has been difficult for us to suggest to the owner what else to do. One of the options is to rezone it so that there would be a wider array of uses that could be in the building. I-2 allows pretty much anything.

*Andy Sherrer moved to recommend adoption Ordinance No. O-1213-44 to the City Council.
Roberta Pailes seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Jim Gasaway, Roberta Pailes, Andy Sherrer, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts, Chris Lewis
NAYES	None

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1213-44 to City Council passed by a vote of 9-0.

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Item No. 10, being:

ORDINANCE NO. O-1213-45 – CARRINGTON PLACE, L.L.C. REQUESTS CLOSURE OF A PORTION OF A UTILITY EASEMENT WITHIN LOTS 1 AND 2, BLOCK 5 OF CARRINGTON PLACE ADDITION SECTION 11 GENERALLY LOCATED ON THE EAST SIDE OF THE NORTH END OF LORINGS CIRCLE (WEST OF 36TH AVENUE N.W. AND APPROXIMATELY 1/2 MILE NORTH OF TECUMSEH ROAD).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Memo
3. Closure Petition
4. Plats showing Easement to Close and Relocate

PRESENTATION BY STAFF:

1. Ken Danner – In relation to Lot 2, the applicant has made a request to close the south five feet of the ten foot easement for the purpose of allowing a larger structure to be placed on that property. Our regulations require a 15' utility easement for water lines or any utility going through these easements. This particular area has a water line in it, thereby we still have the need for 15'. The applicant is granting a 5' easement on Lot 1 on the north side of the existing 5' platted easement, for a total of 15'. Staff supports the request.

PRESENTATION BY THE APPLICANT:

1. Tom McCaleb, representing the applicant – The application was prepared by Harold Heiple. The application is pretty simple, as Ken has explained it. I would be glad to answer any questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

*Jim Gasaway moved to recommend approval of Ordinance No. O-1213-45 to the City Council.
Dave Boeck seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Curtis McCarty, Jim Gasaway, Roberta Pailles, Andy Sherrer,
Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts,
Chris Lewis

NAYES

None

Ms. Tromble announced that the motion to recommend approval of Ordinance No. O-1213-45 to City Council passed by a vote of 9-0.

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Item No.11, being:

ORDINANCE NO. O-1213-40 – SHARI VAUGHN REQUESTS CLOSURE OF A PORTION OF THE RIGHT-OF-WAY IN BLOCK 4 OF FRANKLIN ADDITION, GENERALLY LOCATED AT THE EAST END OF FRANKLIN COURT.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Application to Close
4. Franklin Addition Plat
5. Aerial Photo

This item was postponed to the June 13, 2013 Planning Commission at the beginning of the meeting by a vote of 9-0.

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Item No. 15, being:

MISCELLANEOUS DISCUSSION

1. Susan Connors – As you are well aware, we are working through the High Density Ordinance. The ordinance is still at the Community Planning & Transportation Committee, but we feel that we are nearing an end to the discussion at the committee. The Planning Commission had requested that there be a joint meeting with City Council on this topic. We're trying to get some idea whether the Commission would be available on May 30 and/or June 6. We need to know if we would have a quorum on those dates if we decided to have some meeting.

Six Commissioners indicated they would be available on May 30; seven Commissioners would be available on June 6.

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Item No. 16, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:45 p.m.



Norman Planning Commission